

# The Times Dispatch INDUSTRIAL SECTION

THE TIMES FOUNDED 1886  
THE DISPATCH FOUNDED 1880.

WHOLE NUMBER 17,368.

RICHMOND, VA., SUNDAY, NOVEMBER 4, 1906.

PRICE FIVE CENTS.

## CULPEPER MAKES FINE PROGRESS

Adds Strong Enterprise to Its Historic and Social Advantages.

### THROUGH ROUTES SOUTH AND WEST

Important and Successful Industries and Water Works That Throw Stream Over the Tallest Building Without Aid of an Engine.

(Special to The Times-Dispatch.)  
CULPEPER, VA., November 3.—The town of Culpeper is one of the most beautiful in the Piedmont section. It is an old town, antedating the Revolution, having been named for Lord Culpeper, to whom the original grant of the land was given.

Most of its ancient landmarks have succumbed to time and flames, but enough remains to make it interesting to those who have all things old, and though changing and covering the traditions of the past, it has not failed to keep step with modern progress, and today takes its stand with its sister towns as one of the best equipped of its time.

Culpeper lies on the west side of the Southern Railway, sixty miles from Alexandria. It also gets the benefit of the Chesapeake and Ohio canal, which has the right of way over the city miles of the Southern's double track between Orange and Alexandria. One can take a train at Culpeper and go over the Southern Railway to the far South without change, or take a Chesapeake and Ohio car and go to the far West. Thus the railway facilities are of the best.

The town is well supplied with pure mountain water that is pumped to a main pipe of asphaltum that in time of fire the water goes from the hose without engine over the top of the tallest spire of the town.

The streets are lighted by electricity, sidewalks are paved and the sidewalks are paved. The walks that lead into the town are graded and unusually well attended to. Besides all this, Culpeper is blessed with a live Mayor, who sees that a good government is maintained, and other police regulations are carried out.

The business enterprises of Culpeper are numerous and various. There is a large factory, flour mills, saw and kind and planing mills, several large furniture stores, shoe stores and many other establishments that compare favorably with those of our smaller cities. The church buildings, of which there are five, are handsome and are usually found in country towns, most notable of which are the new Methodist and Baptist Churches.

The public school building is large, handsome and sanitary. This school has recently been made a high school, and its staff of teachers increased.

The society of the town cannot be mentioned by any in the Old Dominion. Many of the residents are descended from the old and the new, and much of the old time dignity and courtesy is mingled with the new and fresh of today, thus giving a tone to the society of the place that is not met with in any of the other towns.

Considering, as it does, its location, its extent both town and country, it is fact becoming the home of many well-to-do farmers, who have been compelled to leave the city in search of security of labor, and many large and comfortable residences are being erected, the demand for houses, flats and rooms is far in excess of the supply.

In view of all this, it is safe to predict that in the course of another decade Culpeper can write herself city, instead of town.

## BANKING ACTIVITY IN SOUTHERN STATES

Activity in banking circles in Southern States is shown by the weekly report of the local branch of R. G. Dun & Co., which follows:

**THE NEW NATIONAL BANKS**  
The New National Bank of South Boston, Va., capital, \$25,000. J. L. Lawson, president; W. R. Barksdale, vice-president; C. C. Barksdale, cashier; T. C. Watkins, Jr., assistant cashier.

**THE FIRST NATIONAL BANK OF SHENANDOAH, VA.** Capital, \$25,000. J. C. Barksdale, president; C. C. Barksdale, vice-president; T. C. Watkins, Jr., cashier.

**THE BANK OF WHOLESALE, VA.** Paid capital, \$5,000. F. R. Eiler, president; G. B. Robertson, vice-president; B. P. Baker, cashier.

**THE BANK OF FLORENCE, VA.** Paid capital, \$10,000. F. S. Etheridge, president; J. L. Lawson, vice-president; G. T. Gibson, cashier.

**THE BANK OF VIRGINIA, LAWRENCEVILLE, VA.** Capital, \$3,000. Incorporated.

**THE LE COUNTY BANK OF PENNINGTON GAP, VA.** Capital, \$5,000. Organizing.

## FIFTY THOUSAND DOLLARS FOR JUST TWO ACRES

GOLDFIELD, NEV., November 2.—Fifty thousand dollars cash was paid for two acres of ground in the Bullfrog district yesterday, being the record price paid in Nevada for mining acreage, or any other kind, for that matter. The ground in question belonged to John McKane, T. L. Odds and John T. Overbury, and was bought by Volner T. Hogart and others. The fraction property is an unbroken body of ore that is expected to ship pay ore from every foot of ground. The cost of operating will be reduced to a minimum, as, by an arrangement with the West Extension, the latter company will permit the owners of the fraction to drift in from their 200-foot level and extract ore, without going to the expense of \$1,000 to sink a new shaft.

## SCENES AND BUILDINGS IN THE THRIVING TOWN OF CULPEPER



## REAL ESTATE AND BUILDING NEWS

Bright Weather Brings Activity Along All Lines in City and Suburbs.

### CONTRACTORS ARE BUSY

Catching Up With Delayed Work While the Sun Shines. New Residences.

The crisp, wintry but sunshiny weather of the past week had a splendid effect upon the nervous of the real estate men, and threw his little animation into the buyers of property. The result was that more real estate business was done than during the week previous, and yet some of the biggest deals "on the string" are still there, the parties to the same being as yet unable to get together. A number of sales of considerable size and involving large sums of money have been practically made, but as the deals have not been passed and sent up for record the agents handling them prefer to keep the details in secret as yet. One agent reports a sale of about 180 acres to the west of the town that amount in the aggregate to many thousands of dollars.

### Cold Storage Plant in Sight.

An interesting sale of the past week was made by Sutton & Company, the property disposed of being the large vacant lot at the southeast corner of Fifth and Canal Streets, extending to Fifth and taking in half of the entire block. The price paid was \$2,000. The purchaser was Mr. Adolphus Busch, the famous brewer and capitalist of St. Louis.

Several months ago The Times-Dispatch made mention of the fact that Mr. Busch was in this city prospecting with a view of establishing here an immense cold storage plant. While no official announcement has been made, it is quite certain that the Western capitalist has made this purchase of Richmond property for the purpose of building on it the large cold storage plant he contemplated at the time of his visit here of several months ago.

In addition to this important sale, Messrs. Sutton & Company closed up the following deals during the week: Ninety-six acres of land on the Cary-Street Road, adjoining the Belt Line property and known as the "Sunnyside" tract, to Mr. B. M. Grayson, for \$15,000; one hundred feet of ground at the southeast corner of Hanover and Robinson Streets to Mr. Frank Gayle for \$4,000; the two-story brick dwelling at the northwest corner of Fourth and Canal Streets to Edward P. Valentine for \$2,000. Messrs. Sutton & Company's total sales for the week were \$46,000.

### For Homes and Investments.

Messrs. J. B. Elam & Company sold during the week the dwelling No. 1523 Ford Avenue to Charles J. Schmidt for \$4,500. Mr. Schmidt purchased the property to make it his home, after adding some improvements to it. Mrs. Matthews, who formerly owned this property, has purchased a dwelling on Park Avenue and will reside there in future. Messrs. Elam & Co. also sold privately during the week a lot 173 feet on Hanover Street, for \$6,500. They report increased activity and many inquiries for well located property. A J. Chevalier Company made several very good sales last week, among them Nos. 322, 334, 336 and 338 North Fourth Street, to John B. Swartwout for \$6,400; also the house and lot No. 420 Webster Street, to E. F. Tison, for \$1,100. These purchases were for income. Messrs. J. A. Connolly & Co. report large sales, some closed and some just at the closing point. Being in this con-

dition, they prefer to withhold particulars until further developments.

The bright weather has put all the builders and contractors to work. All of them have jobs on hand to be completed between now and the first of January, and as much rainy weather has thrown them behind in their work, they are taking advantage of every ray of sunshine to push buildings to completion. Contractors have before them the architectural drawings and designs of several handsome residences upon which they are asked to make bids for immediate construction, among them the splendid mansion of Mr. Everett Waddy, to be erected in the Lee District.

### Suburban Activity.

The agents engaged in the selling of suburban property have been busy all the week, showing property, and some sales have been made. Home-seekers never fail to look at the beautiful estates around Richmond before deciding upon the location of their future homes.

Messrs. J. Thompson Brown & Co. last week sold to Mr. Reginald Walker, Barton Heights, a dwelling on the corner of Miller Avenue and York Street, for \$2,500. Mr. Walker bought the property for an investment. He believes the growth of this thriving village has just begun.

At Ginter Park the development work goes forward steadily, and another house has been fairly started on Seminary Avenue, at the corner of Westwood. It is the residence of Mr. James B. Barker, who has been residing at No. 210 Hanover Street, this city.

Mr. Barker's new residence will be exceptionally well located, as it overlooks the campus of the Union Theological Seminary. Mr. Charles Green's new home on Seminary Avenue is enclosed, and will be a valuable addition to this beautiful section.

A large force of men is extending the water and sewerage systems of Ginter Park, and the Seminary Avenue extension will be at once opened up and improved, and some very fine building sites made available for improvement.

This work is being done in order to meet the demand for locations on this avenue, which is just midway between the two electric roads.

### The Cousin Sold.

(Special to The Times-Dispatch.)  
OAK, NEW KENT CO., VA., Nov. 2.—Paul Christoph and R. L. Christoph have sold "The Cousin," New Kent Co., Va., formerly owned by Col. Gordon, consisting of about 180 acres to a Wisconsin man, a Mr. J. S. Strader.

## WEALTH OF SOUTH IS NOW ENORMOUS

That of Fourteen States Equal to Property Values of Entire Country in 1890.

### MILLIONS BEING INVESTED

Prosperity Reflected in the Vast Sums Being Spent Upon Industrial Enterprises.

(Special to The Times-Dispatch.)

BALTIMORE, November 3.—In this week's issue the Manufacturers' Record estimates that the true value of real and personal property in the fourteen Southern States at present is at least \$18,000,000,000, which is nearly \$2,000,000,000 more than the true value of property in the whole country in 1890, with the Southern population at present 4,000,000 or 5,000,000 less than the total population of the country in 1890. It says:

"Assessments of Alabama property this year are \$18,484,421, an increase over those of 1905 of \$2,243,241. The increase in 1905 over 1904 was \$2,346,428. Alabama is showing the increase in wealth at a steadily advancing rate, which characterizes the South generally, the increase in Louisiana between 1905 and 1906 being from \$96,821,157 to \$107,212,790, or by \$10,391,633, an increase of 10.7 per cent. Between 1904 and 1905, in Tennessee, an increase of \$2,000,000 between 1905 and 1906, being greater by \$500,000 than the increase between 1904 and 1905, and the increase of \$300,000 in Texas between 1904 and 1905 being \$2,000,000 greater than the increase between 1904 and 1905."

It is further estimated that since 1902 property values in Mississippi have increased by \$5,000,000. The total increase of assessed values in the fourteen Southern States was something more than \$12,000,000.

between 1904 and 1905. The increase this year in the five States mentioned suggests that the increase this year for the South will be close to \$10,000,000, which will bring the total up to about \$17,000,000,000 assessed property value."

### Work on Big Enterprises.

Southern prosperity is reflected in the millions of dollars being spent upon industrial enterprises, in railroad construction and in municipal and private improvements. Notable among these are several just completed, under way or planned for Charlotte, N. C., a city of about 80,000 population, the expenditures representing investments of more than \$1,000,000. The city has just completed water works enlargement at a cost of \$200,000, railroad improvements planned will cost \$200,000, a \$250,000 hotel will be ready for occupancy by the first of next year, a \$60,000 hospital will be so built that its present planned capacity may be enlarged, a building for a medical college will cost \$200,000 and one for the Young Men's Christian Association will cost about \$100,000.

At the coming election there will be a vote upon a proposition of leasing \$200,000 worth of bonds for the completion of the model roads, for which Mockingbird county is famous.

### Utilize Vast Water Power.

Other evidences of activity in the South developed during the past week are plans for an expenditure of \$1,000,000 in the utilization of water powers on the Carolina River near Hickory, N. C., for electrical purposes, 12,500-horse power being expected; the perfecting of the waterworks system at Charleston, W. Va., at a cost of \$150,000; the development of 20,000 acres of coal and iron ore land in East Tennessee, and the purchase by Minnesota capitalists at a cost of \$100,000 of the controlling interest in more than 30,000 acres of coal lands in Kentucky.

Realization upon the recent possibilities of the South is progressing. Much interest is manifested in the beginning this week of operations at a big cement plant near Leeds, Ala., as another plant of the kind is under contract in the same section, where the material for the manufacture of cement abounds; and still another is contemplated. At South Pittsburg, Tenn., \$100,000 will be spent in building and equipping a plant for the manufacture of 25,000 barrels of cement daily. The buildings will be made of steel, and the equipment will include engines for 400-horse power.

## GREAT VIADUCT OF R. & C. B. ROAD

One of the Finest Concrete Structures in the Country.

### WORK IS NEARLY COMPLETED

Ashland Branch Is Built Like a Steam Road—Railroad Men Are Mystified.

Rapidly nearing Broad and Laurel streets, its terminal, the great steel and concrete viaduct of the Richmond and Chesapeake Bay Railway Co., is attracting the interest not only of engineers and railroad men, but of all classes of citizens, for with its completion is opened up another route to Ashland and a new suburban line for the accommodation of hundreds who live in the country and daily travel to their business offices in Richmond.

The viaduct is one of the most important structures in Virginia, for in its erection the company has spared no expense. Strength has been especially considered, and through its more than half mile of length there has been only concrete and steel used, the steel forming only a frame for the concrete. The accompanying picture of the immense work shows the viaduct crossing the S. A. L. track near the new city gas holder. The viaduct is now within seventy yards of Broad Street, where the terminal section of the Richmond and Chesapeake Bay Railway Company will be built at its intersection with Laurel Street.

The history of the Richmond and Chesapeake Bay Railway Company is a strange one. The avowed purpose of the company is to build the road from Richmond to Tappahannock or Chesapeake Bay, instead of going by way of Hanover Courthouse, the road was built to Ashland. It is said that no steps have been taken to carry out the road to Tappahannock, but that an effort will be made to run the line to Washington, there to connect with the Washington system, for both roads are controlled by the Souther.

It has been printed in The Times-Dispatch that a movement has been taken time on foot to secure the various water powers between Richmond and Washington and in two instances, at both Fredericksburg and Orange, the water rights have already been secured. The plans of the road are being kept strictly secret, but experienced railroad men say that the road, bridges and general plans of construction are the best in the States, and that it would seem that steam road would be operated rather than an electric line.

The officers of the company state that an electric line will be operated and that an extremely fast schedule will be maintained.

### JAPS COMING TO SOUTH TO CULTIVATE RICE

ATLANTA, GA., November 2.—A Japanese-American syndicate has filed articles of incorporation for the Southern Rice Land and Culture Company, having for its object the tilling and cultivation of rice in the South, and the manufacture and sale of agricultural and other implements. The principal office of the corporation will be in Atlanta.

The capital stock is to be \$250,000, of which \$125,000 is shown to have been paid in, but the right is asked to increase to an amount not exceeding \$500,000. Walter T. Asahara, Mungo Tani, Matthew M. White and Matsunosaka Sakuma are the incorporators. The first three give their residences as New York City.

## IN CLINCH VALLEY ONLY A BEGINNING

Bluegrass Above Ground and Coal Beneath Sources of Wealth.

### HERVAST RESOURCES NOT YET DEVELOPED

Fertile Soil and Rich Mineral Deposits to Attract the Seeker After Wealth—Virginia Capital Is Neglecting Opportunities.

(By Walter Edward Harris.)

(Special from a Staff Correspondent.)

BLUEFIELD, W. VA., November 2.—The stretch of over a hundred miles lying along the Clinch Valley between Bluefield and Norton, is one of the most beautiful and richest in Virginia. In fact, it would be hard to find in all the United States a section more varied in wealth. Elk Garden, in Russell county, must be included in this stretch of country, and after seeing that one can scarcely disagree with Hon. Henry C. Stuart, whose home is there, that it is very nearly the garden spot of the world.

Tazewell county, with very nearly the finest bluegrass farms in the United States, and the richest coal mines, probably, for the Pocahontas mines are in Tazewell, is in this Clinch Valley country. I recall writing in The Times-Dispatch several years ago concerning a bluegrass farm of 1,000 acres in Tazewell, whose owner about three weeks previously had refused \$150,000 for his land. And he has not for any means the only fine farm in that section.

### Ahead of Kentucky.

Tazewell and Russell have for many years united in claiming superiority to Pulaski and Wirt as cattle-growing counties. The question has never been settled. Possibly it never will be, and far be it from any intention of mine to undertake to pass on this long-continued question. Burke's Garden, in Tazewell, and Elk Garden, in Russell, as specimens of strong country are not far apart, and are equally in America. A distinguished writer on agricultural subjects who visited Tazewell some years ago said on leaving that he had been all over America and had never seen such fine bluegrass as grows in the vicinity of Tazewell.

Nearly all the extensive new work in developing coal beds in Virginia in the past few years has been done along the Clinch Valley Branch of the Norfolk and Western, from Bluefield to Norton. The most of this has been done in Wise county, but Russell has also developed rapidly, and a great deal of work of this character has been done in Dickinson. The completion of the South and Western Road, the construction of which is now being pushed, will greatly hasten the development of the resources of these two counties, and will, of course, be of immense benefit to Wise as well.

### Undeveloped Coal Fields.

While the development of the coal wealth of this territory is not progressing along the entire line of the Clinch Valley Division, it is asserted that there is coal in the entire distance. It is probably a question of time before the entire line will be in operation the entire way from Bluefield, or Graham, two miles west, to Norton. The development in the vicinity of Norton is as rapid, and has been going on for such a length of time comparatively, that the opportunities for the investor are few as compared with the more nearly virgin field further east.

It is going to be interesting to go back over this country to see what has been done and see the development which has taken place. The opportunities at present are dazzling. While much of the land is held at figures as high as to preclude the possibility of widespread profits, there are frequent opportunities to acquire coal and timber tracts at prices which make it certain that fortunes await investors. For instance, a tract of about five hundred acres of coal lands runs sides from the railroad away to a point for which a few dollars are asked. The land is rich in timber with them the right is as much as the coal may be needed in building, and the coal is worth \$10.00 a ton. A contractor told me he would build a railroad to the mines, ready for use for \$100,000. An outlay of say \$500,000 would mean much wealth in a few years.

Such opportunities are not few and far. It would seem as though so much money had been spent in developing this section in the past few years that the supply is running short. Certainly it is much easier to induce investors to buy these properties in Southwest Virginia that require a half-million dollars a million, than to induce the investment of fifty thousand. Investors of small means have discovered this in their bones. A man of no acquaintance with a few weeks ago went to New York. For the purpose of inducing a capitalist at that city to buy a coal and timber tract in Southwest Virginia, he called on Mr. J. P. Morgan, who refused to take the land. The capitalist refused to take such a small investment.

I should not care to be interested in this country for such a small amount," he said, "I will not take it, worth a million, and we'll talk to you."

### Virginians Missing Good Thing.

It occurred to me that this was a somewhat attractive field to the investor of comparatively small means. "We are suffering from absentee landowners," said a Virginian, who has made a fortune out of coal and timber in the Southwest. "All the development we see out here means dividends to Northern people. In nearly all cases, especially in the case of large operations, the owners are men of the North who seldom see their properties, contenting themselves with sending receipts for checks representing dividends. It makes me weep to see how Virginians of wealth have steadfastly refused to invest in our coal and

## IMMENSE CONCRETE VIADUCT



Over Which the Trains of the Richmond and Chesapeake Bay Railway Company Will Reach the Terminal at Laurel and Broad Streets from Ashland. The Viaduct is Practically Completed.